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Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

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11/14/18

Ben Besley
Sportsmen's Lodge Owner, LLC
12833 Ventura Blvd
Los Angeles, CA 91604

SUBJECT: Tree Report Satisfying Condition 61 of Sportsmen's Lodge PPC Approval

REFERENCES:

- 1) Proposal, dated 10/17/17, "Construction Monitoring items 3.1, 3.2", Scow
- 2) Phone conversation with Ben Besley, 10/29/18
- 3) Email, dated 10/29/18 at 1:10 PM, Besley (CUP item 61)

ASSIGNMENT: In accordance with the two above referenced items, we are providing 1) a **Tree Report** (this document) summarizing all trees within the project boundaries and their disposition, outlining tree protection measures, and addressing relocation of trees; 2) a **Tree Inventory Plan** showing the project boundaries and location of all trees; and 3) a **Tree Inventory** that lists and describes all trees within the project boundaries. All conditions of CUP item 61 will be met:

CUP item 61: Tree Report. Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

OVERVIEW

Site Description: The site, known as the Sportsmen's Lodge Events Center (the "Events Center Parcels"), is an irregularly shaped parcel that fronts Coldwater Canyon Avenue, the Los Angeles River and Ventura Boulevard (at two locations). The Events Center Parcels contain a large, contiguous, one-story commercial structure, a decommissioned fire station, and large parking areas. This parcel is adjacent to and surrounds a hotel parcel known as the Sportsmen's Lodge Hotel (the "Hotel Parcel"). The Hotel Parcel is not a part of the development project and is not addressed in Condition 61 referenced above.

Project Description: The proposed project includes demolition of the existing commercial and fire station structures and construction of a new retail shopping center in roughly the same location. Demolition will also include removal of existing hardscape, landscape, and man-made waterfall, stream, and pond features. Construction will

include installation of a large patio deck around the iconic coast redwood trees (*Sequoia sempervirens*) that are to remain on the site, installation of new hardscape and landscape, and relocation of certain trees of interest to better suit the updated landscape and building layout. In addition to the main demolition and construction, the project also includes widening of the driveway entrance at the southeast corner, alterations to the parking lots at the north and east, and installation of a bike storage facility at the northwest corner of the Events Center Parcels.

Tree Description: There are a total of 174 trees on the entire Sportsmen's Lodge property, including street trees, and one protected oak tree off the property near the NE corner. Of that total, 127 trees are within the project boundaries, including four street trees that could be affected. There are no "protected native trees" within the project boundaries. For a full description of all trees within the project boundaries please refer to the attached **Tree Inventory**. For locations of the trees, please refer to the enclosed **Tree Inventory Plan**.

This report only addresses those 127 trees within the project boundary.

IMPACTS

Removals: The proposed project will remove a total of 90 trees. The attached **Tree Inventory** lists those trees proposed for removal in the "Disposition" column.

Relocations: The proposed project calls for the relocation of 11 trees, listed below. Measures to address these trees are discussed below in the Mitigation section.

Tree #	Species	Common Name
59	<i>Pinus torreyana</i>	Torrey pine
60	<i>Washingtonia robusta</i>	Mexican fan palm
61	<i>Washingtonia robusta</i>	Mexican fan palm
62	<i>Cedrus deodara</i>	Deodar cedar
64	<i>Cedrus deodara</i>	Deodar cedar
65	<i>Cedrus deodara</i>	Deodar cedar
66	<i>Cedrus deodara</i>	Deodar cedar
117	<i>Chamaerops humilis</i>	Mediterranean fan palm
137	<i>Magnolia grandiflora</i>	Southern magnolia
158	<i>Washingtonia robusta</i>	Mexican fan palm
159	<i>Washingtonia robusta</i>	Mexican fan palm

Protect in Place: There are a total of 26 trees that will be protected in place during the construction. Potential impacts to individual trees are summarized here. Measures to protect these trees during construction are discussed below in the Mitigation section.

Trees 49-52- The following activities will have cumulative, major impact on Trees 49-52:

- Demolition of existing facilities to the west, removal of existing concrete pond surface to the east, and removal of existing concrete patio and walkways to the north, west, and south;
- Grading cuts for drainage to the west of the trees and grading fill for building construction to the east of the trees;
- Over-excavation for new buildings to the east;
- Trenching for storm drains and other utilities to the north and west;

- Soil compaction on exposed soil after concrete removal and before wooden deck installation;
- Construction of elevated wooden deck requiring posts with footings;
- Changes in hydrology and landscape around the trees (existing environment is very moist and cool due to nearby water features that are favorable to the trees, while the new environment will be dry by comparison).

Tree 104- Minor impact due to possible root disturbance during removal of adjacent Tree 105.

Trees 118-119- Minor impact due to likely root disturbance during removal of adjacent Tree 117. Additional minor impact to Tree 118 possible due to root disturbance during extension of parking island to the east.

Tree 128- Minor impact due to root disturbance during construction of a new parking island to the north.

Trees 104, 118-128, 131-136- Potential impacts due to mechanical damage if the eastern parking lot is used as an ingress/egress route for construction access.

Street Trees 67 and 68- Minor impact due to root disturbance during driveway and sidewalk alterations and over-excavation for building foundations to the north.

Street Trees 74 and 75- Minor impact due to root disturbance during driveway and sidewalk alterations to widen the existing driveway.

MITIGATION

Removals: The trees removed will be mitigated for by planting new trees in the new landscape plan currently under development.

Relocations: A plan is under development for the handling of trees to be relocated on the site. The following conditions must be met:

- 1) Trees will be excavated and boxed as appropriate¹ by a contractor with expertise and experience in that process, such as BrightView or Senna Tree (Contractor). Handling of this process will be by the Contractor, in consultation with the Project Arborist and Landscape Architect.
- 2) Prior to excavation and boxing non-palm trees will be clearly marked by Contractor to indicate which side of the trunk is facing north.
- 3) Trees will be transported to a suitable storage location by Contractor and made secure. Non-palm trees will be stored with their marked north side facing north. Contractor will ensure that appropriate measures are taken to sustain the large palm trees during storage.
- 4) Trees will be maintained in accordance with procedures as prescribed by the Contractor, including frequency of irrigation, weed control, stability, safety, etc.
- 5) Upon completion of site disturbances, the Contractor shall transport, install, and secure the trees as per direction of the Landscape Architect and in consultation with the Project Arborist.

¹ Tall Mexican fan palms will require special procedures. This must be addressed by the Contractor prior to award of the contract.

- 6) Contractor shall initiate maintenance of relocated trees or instruct project ownership of recommended steps to maintain the trees through an initial establishment period, at the owner's discretion.

Protect in Place:

Specific mitigation measures- The following specific mitigation measures are required to ensure the adequate protection of specific trees:

- 1) ***PROTECTIVE FENCING-*** Except where otherwise stated below, **protective fencing shall be installed prior to any demolition, grubbing, grading, or other construction activities. Fencing will be chain-link, at least 5 feet high, and held in place by steel stakes driven directly into the ground.** There shall be no gate or easy access into the protection zone and all protective fencing shall remain intact until construction is completed. No workers shall enter the fenced protection zone. No storage, waste disposal, equipment clean-out, outhouse, or vehicle parking will be allowed within the fenced area. The purpose is to keep the tree's root zone area free from any disturbance of any sort throughout the period of construction activity.

Protective fencing should be provided around the following sets of trees, as indicated on the ***Tree Inventory Plan:***

- a. Street palm trees 67, 68, 74 and 75 will have fencing installed at the curb edge and sidewalk edge and extending 10 feet to the east and west where possible.
 - b. *Ficus* trees 118-128 in the center of the east parking lot will have continuous temporary fencing panels installed on the east and west sides approximately 6 feet from the trunks, ending approximately 10 feet north of tree 1285 and 6 feet south of tree 118.
 - c. Elm trees 131-136 along the west edge of the east parking lot will have continuous fencing installed at the east edge of the planter and running the entire length of the planter 10 feet south of tree 131 and 10 feet north of tree 136. The west side of the trees need not be fenced.
 - d. *Ficus* tree 104 will be fenced around the perimeter of its planter extending at least 10 feet to the south and west, as possible.
 - e. Fencing around redwood trees 49-52 is not practical prior to demolition. See below comments regarding on-site protection oversight for those trees.
- 2) ***PROJECT ARBORIST-*** Oversight of all work in the vicinity of redwood trees 49-52 will be required by the Project Arborist due to the complexity of the planned operations, and the importance of these trees to the finished project. Requirements are as follows:
 - a. All construction activities within 50 feet of any redwood tree will be done only in consultation with Project Arborist. Project Arborist shall be notified at least two weeks in advance of the commencement of each phase of activity in this location, including but not limited to demolition, soil over-excavation, recompaction, grading, and foundation excavations.
 - b. Project Arborist will be on site during all phases of demolition near these trees to ensure minimal impacts.
 - c. If determined to be practical, as determined by Project Arborist and construction contractors, temporary protective fencing may be installed upon completion of demolition around these trees.

General mitigation measures- The following general mitigation measures for trees to be protected in place are provided below by OLIN:

“PART 1 – GENERAL

1.1 GENERAL REQUIREMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes: General protection and pruning of existing trees and plants that are affected by execution of the Work, whether temporary or permanent construction, including, but not limited to, the following:
 - 1. Establishment of Tree Protection Areas.
 - 2. Procedures for tree protection.
 - 3. Coordinating construction with Tree Protection Areas.
 - 4. Remedial maintenance for trees damaged during construction.
 - 5. Coordinating planting with Tree Protection Areas.
 - 6. Pruning existing trees.
 - 7. Removal of dead trees from protection areas in consultation with Arborist.
- B. Related Sections:
 - 1. Division 32 Section Exterior Planting
 - 2. Division 32 Soil Preparation and Mixes
 - 3. Division 32 Planting Irrigation

1.3 DEFINITIONS

- A. Caliper: Diameter of a trunk measured six inches above the ground level for field grown stock and from the soil line for container grown stock, which should be at or near the top of the root flare, and six inches above the root flare for bare root plants, up to and including the four-inch caliper size interval (i.e., from four inches up to, but not including, 4½ inches). If the caliper measured at six inches is four and one-half inches or more, the caliper shall be measured at 12 inches above the ground level, soil line, or root flare, as appropriate. (ANSI Nursery Standards)
- B. Damage: Unauthorized encroachment into Tree Protection Areas, or failure to comply with requirements, whether or not tree protection fencing is present, at any time during the construction process including planting and grading operations.
- C. Drip line: an area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground. (SMC 25.11)

- D. Exceptional tree: a tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource.
 - E. Feeder root zone: an area encircling the base of a tree equal to twice the diameter of the drip line. (SMC 25.11)
 - F. Hazardous tree: any tree or tree part that poses a high risk of damage to persons or property, and that is designated as such by the Director according to the tree hazard evaluation standards established by the International Society of Arboriculture. (SMC 25.11)
 - G. Inner root zone: an area encircling the base of a tree equal to one-half ($\frac{1}{2}$) the diameter of the drip line. (SMC 25.11)
 - H. Topping: the cutting back of limbs to stubs within the tree's crown, to such a degree as to remove the normal canopy and disfigure the tree; or the cutting back of limbs or branches to lateral branches that are less than one-half ($\frac{1}{2}$) of the diameter of the limb or branch that is cut. (SMC 25.11)
 - I. Tree Protection Areas: As identified on Drawings and defined in the field by tree protection fencing, Tree Protection Areas are off limits to construction activity other than finish grading and turf seeding done in consultation with the Arborist and Landscape Architect.
 - J. Tree removal: removal of a tree(s) or vegetation, through either direct or indirect actions including, but not limited to, clearing, topping or cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the dripline area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location.
 - K. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.
- 1.4 SUBMITTALS
- A. Tree Pruning Schedule: Written schedule detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction with location plan identify trees to be pruned.
 - 1. Species and size of tree.
 - 2. Location on site plan. Include unique identifier for each.
 - 3. Reason for pruning.
 - 4. Description of pruning to be performed.
 - 5. Description of maintenance following pruning.
 - B. Tree Removal Schedule: Written schedule detailing scope and extent of tree removal with location plan identifying trees to be removed.
 - 1. Location on site plan. Include unique identifier for each.
 - 2. Description of methods to be used to ensure protection of adjacent trees.
 - a. Where trees are to be removed adjacent to tree protection areas – stumps should not be pulled from the ground as to damage live tree roots. Stumps should be cut flush with grade, or ground out as

necessary (stump grinding can be damaging to roots and trunks of nearby trees; caution is necessary during stump grinding to grind only the stump intended for removal). Refer to plan that shows specific locations where this method applies.

- C. Schedule and proposed procedures for integrated pest management program, including wound care and removal of diseased trees. Schedule and procedures shall be coordinated with any pest management the campus is presently doing on the site.
- D. Qualification Data: For qualified Arborist and tree service firm engaged by the Contractor to perform the Work of this section and oversight of Tree Protection.
- E. Certification: From Arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.
- F. Maintenance Recommendations: From Arborist, for care and protection of trees affected by construction during and after completing the Work including proposed method of planking for trees, including materials and attachments.
- G. Existing Conditions: Documentation of existing trees and plantings indicated to remain, which establishes preconstruction conditions that might be misconstrued as damage caused by construction activities.
 - 1. Use sufficiently detailed photographs or videotape.
 - 2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plants designated to remain near construction areas.

1.5 QUALITY ASSURANCE

- A. Arborist Qualifications: Certified Arborist as certified by ISA, with not less than 5 years experience.
- B. Tree Service Firm Qualifications: An experienced tree service firm that has successfully completed temporary tree and plant protection work similar to that required for this Project and that will assign an experienced, qualified Arborist to Project site during execution of the Work.
- C. Arboriculture: Comply with applicable standards of the Tree Care Industry Association (TCIA) and ANSI for pruning, fertilizing, and installation of lightning protection systems; to be confirmed.
 - 1. Pruning: According to ANSI A300 standard.
- D. Pesticide Application: Conducted by Certified Pesticide Applicator, with responsibility for supervising application of fertilizers and pesticides for Project.
 - 1. Pest Treatment: Prepare a seven-visit integrated pest management program for identification and treatment of pests associated with species

on Project site. Include preventative pest management plan for at risk species.

- E. Materials Testing and Analysis: According to Association of Official Agricultural Chemists (AOAC) and ASTM, for products and materials proposed for temporary tree and plant protection.
- F. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to temporary tree and plant protection including, but not limited to, the following:
 - a. Construction schedule. Verify availability of materials, personnel, and equipment needed to make progress and avoid delays.
 - b. Enforcing requirements for tree protection areas.
 - c. Arborist's responsibilities.
 - d. Field quality control.

1.6 REGULATORY REQUIREMENTS

- A. Comply with all rules, regulations, laws and ordinances of local, state and federal authorities having jurisdiction. Provide labor, materials, equipment and services necessary to make Work comply with such requirements without additional cost to Owner.
- B. Investigate the conditions of public thoroughfares and roads as to availability, clearances, loads, limits, restrictions, and other limitations affecting transportation to and ingress and egress at the site. Conform to all governmental regulations regarding the transportation of materials.
- C. Procure and pay for permits and licenses required for Work.

1.7 SEQUENCING AND SCHEDULING

- A. Coordinate Work of this Section with Work of all other Sections of Specification.

1.8 CLOSEOUT REQUIREMENTS

- A. Project Record Documents: Submit in accordance with Division 1 Requirements.

1.9 PROJECT CONDITIONS

- A. Prohibited Activities: The following activities are prohibited during demolition and construction within tree protection areas:
 - 1. Placing backfill; except as authorized for regrading and under observation by Arborist.
 - 2. Swinging backhoes or cranes into tree canopies.
 - 3. Storing or dumping supplies and materials, including stockpiling excavation and fill materials.

4. Raising or lowering grades; except as authorized for regrading.
 5. Driving or parking equipment, machinery, or vehicles.
 6. Using trees for crane stays, guy anchors, or other fastenings.
 7. Dumping of chemicals, including paint thinner from cleaning brushes, wash-out from cleaning equipment, concrete or mortar, trash or debris.
- B. Do not direct vehicle or equipment exhaust toward tree protection areas.
- C. Prohibit heat sources, flames, ignition sources, and smoking within or near tree protection areas and organic mulch.
- 1.10 WARRANTY
- A. Contractor shall replace trees scheduled to remain that are damaged by demolition or construction operations, and assumes responsibility for expenses related to replacement, including purchase, transport and installation, and additional fees of Owner's consultants.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Topsoil: See Division 32 Section Soil Preparation and Mixes
- B. Mulch: Arborist wood chip mulch. Disease and weed free.
- C. Hog Fuel: Mix of course wood chips and bark produced by sending assorted wood materials through a tub grinder. Hog fuel containing treated wood is not permitted. Disease and weed free.
- D. Tree Protection Area Fencing: Fencing fixed in position and meeting the following requirements. Previously used materials and alternatives may be used when approved by Arborist.
1. Chain-Link Tree Protection Area Fencing: Galvanized-steel fencing fabricated from minimum 2-inch opening, 0.148-inch-diameter wire chain-link fabric; with pipe posts, minimum 2-3/8-inch-OD line posts, and 2-7/8-inch-OD corner and pull posts; with 1-5/8-inch-OD top rails and 0.177-inch-diameter bottom tension wire; with tie wires, hog ring ties, and other accessories for a complete fence system.
 - a. Height: 6 feet.
 2. Gates: Single swing access gates matching material and appearance of fencing, to allow for maintenance activities within tree protection areas; leaf width 24 inches.
- E. Silt Fencing: Silt protection and erosion-control fabric mounted on wood stakes or alternative stake approved by Arborist.
1. Height: 36 inches.

- F. Tree Protection Area Signage: Shop-fabricated, made of weatherproof materials, with attachment holes prepunched and reinforced; legibly printed with nonfading lettering and as follows:
 - 1. Size: 10 by 12 inches.
 - 2. Lettering: 3-inch-high minimum, red characters on bright yellow background.
 - 3. Text: "TREE PROTECTION AREA -- KEEP OUT".
- G. Commercial Fertilizers: Formulated with organic or biodegradable chemicals to the extent possible.
- H. Water: Potable water from Contractor's source. Provide hoses and irrigation equipment as necessary for distribution.
- I. Tree Trunk Planking: Untreated pine or other approved softwood.
- J. Aggregate: 3/4-inch washed stone; for protecting existing tree roots.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Erosion and Sedimentation Control: Examine the site to verify that temporary erosion- and sedimentation-control measures are in place. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree protection areas.
- B. For the record, prepare written report, endorsed by Arborist, listing conditions detrimental to tree and plant protection.

3.2 PREPARATION

- A. Locate and clearly identify trees, shrubs, and other vegetation to remain. Tie a 1-inch blue-vinyl tape around each tree trunk at 54 inches above the ground. Review with the Arborist on site.
- B. Locate and clearly identify trees, shrubs, and other vegetation to be removed. Tie a 1-inch red-vinyl tape around each tree trunk at 54 inches above the ground. Review with the Arborist on site.
- C. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.
- D. Tree Protection Areas: Enclose with tree protection fencing, signage, and silt fencing before starting work that will cause site disturbance.

1. Install tree trunk planking on trees in tree protection areas that are adjacent to trees to be removed. Always remove planking after adjacent trees are removed.
 - a. Acceptable methods for planking should be reviewed in field with the Arborist and may include 2x4 boards vertically arrayed around the trunk.
 2. Mulch areas inside tree-protection areas except areas where the understory vegetation is to be retained.
 - a. Apply 2 to 4 inch average thickness of organic mulch. Avoid burying the tree trunk and root flare with mulch.
 3. Maintain tree protection during construction until removal is authorized by Owner and Arborist.
 4. In areas where soil compaction is to be mitigated "hog fuel" mulch may be used. Mulch should be placed to depths of 6 inches within tree protection areas where equipment will be driven over critical root zones/within drip lines. Care should be taken to not bury the trunk flare of the tree. Areas where equipment will be driven through tree protection areas shall be reviewed in field with the Arborist.
- E. TREE- AND PLANT-PROTECTION AREAS PROTECTION AREA LAYOUT: AREA WITHIN THE DRIP-LINE OF THE TREE SHALL BE DESIGNATED AS THE PROTECTION AREA AND SURROUNDED BY PROTECTION FENCING. PROTECTION AREAS MAY BE REDUCED BY ONE-THIRD OF THE OUTER HALF OF THE DRIP LINE AREA FOR EXCEPTIONAL TREES WHERE APPROVED BY THE LANDSCAPE ARCHITECT AND ARBORIST. THE INNER ROOT ZONE MUST REMAIN PROTECTED AT ALL TIMES.
- F. Protection-Area Fencing: Install protection-area fencing along edges of tree and plant protection areas before materials or equipment are brought on the site and construction operations begin in a manner that will prevent people and animals from easily entering protected area except by entrance gates. Construct fencing so as not to obstruct safe passage or visibility at vehicle intersections where fencing is located adjacent to pedestrian walkways or in close proximity to street intersections, drives, or other vehicular circulation. If fencing is already in place, confirm with Arborist that existing fences meet requirements for tree protection.
1. Chain-Link Fencing: Install to comply with ASTM F 567 and with manufacturer's written instructions.
 2. Posts: Set or drive posts into ground one-third the total height of the fence without concrete footings using caution not to damage significant roots. If necessary, explore areas where posts are to be placed by hand first to ensure there are not significant roots present in those locations. Where a post is located on existing paving or concrete to remain, provide appropriate means of post support acceptable to Landscape Architect.
 3. Access Gates: Install where required for access to protection area; adjust to operate smoothly, easily, and quietly, free of binding, warp, excessive

deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

- G. Protection Area Signage: Install protection-area signage in visibly prominent locations in a manner approved by Arborist. Install one sign spaced approximately every 50 feet on protection-area fencing, but no fewer than four signs with each facing a different direction.
- H. Maintain protection areas free of weeds and trash.
- I. Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Arborist.
- J. Maintain protection-area fencing and signage in good condition as acceptable to Arborist and remove when construction operations are complete and equipment has been removed from the site.
 - 1. Do not remove protection-area fencing, even temporarily, to allow deliveries or equipment access through the protection area.
 - 2. Temporary access is permitted subject to preapproval in writing by Arborist if a root buffer effective against soil compaction is constructed as directed by Arborist. Maintain root buffer so long as access is permitted.
- K. Silt Prevention: Provide and maintain silt fencing to prevent silt from entering or accumulating in Tree Protection Areas.
 - 1. Remove silt from Tree Protection Areas by hand or other approved methods within 48 hours of siltation.

3.3 EXCAVATION

- A. Excavation and Trenching within Tree Protection Areas: Hand excavate under or around tree roots in a manner to prevent damage to root system, including compaction, siltation and disturbance of root mats. Do not cut main lateral tree roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots as required for root pruning.
 - 1. Prune injured roots cleanly.
 - 2. Backfill excavated areas with soil or mulch immediately to cover exposed roots.
 - 3. Preserve roots of 2-inch and larger diameter.
- B. Redirect roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking. If encountered immediately adjacent to location of new construction and redirection is not practical, cut roots approximately 3 inches back from new construction and as required for root pruning.
- C. Do not allow exposed roots to dry out before placing permanent backfill.

Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.

3.4 ROOT PRUNING

- A. Prune roots that are affected by temporary and permanent construction. Prune roots as follows:
 - 1. Cut roots manually by digging a trench and cutting exposed roots with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
 - 2. Cut Ends: Do not paint cut root ends.
 - 3. Temporarily support and protect roots from damage until they are permanently redirected and covered with soil.
 - 4. Cover exposed roots with burlap and maintain moisture. Do not overwater.
 - 5. Backfill as soon as possible according to requirements in Division 2 Section "Earthwork."
- B. Root Pruning at Edge of Protection Area: Prune roots 12 inches outside of the protection area, by cleanly cutting all roots to the depth of the required excavation in areas where construction related disturbance is to take place.
- C. Root Pruning within Protection Area: Clear and excavate by hand to the depth of the required excavation to minimize damage to root systems. Use narrow-tine spading forks, comb soil to expose roots, and cleanly cut roots as close to excavation as possible.

3.5 CROWN PRUNING

- A. Prune branches that are affected by temporary and permanent construction. Prune branches as follows:
 - 1. Remove branches that endanger life or property.
 - 2. Remove dead branches from trees within tree protection areas that present a high level of risk to surrounding structures or open spaces.
 - 3. Remove limbs that interfere with construction, as approved by Architect.
 - 4. Provide subsequent maintenance during Contract period as recommended by Arborist.
 - 5. Pruning Standards: Prune trees according to ANSI A300 (Part 1) and the following:
 - a. Type of Pruning: Cleaning.
 - b. Specialty Pruning: Restoration.
 - 6. Cut branches with sharp pruning instruments; do not break or chop.
 - 7. Do not apply pruning paint to wounds.
- B. Chip removed branches and dispose of off-site. Wood chips from removed branches and trees can be used on site as mulch for tree protection areas provided the removed tree was not a diseased tree. In contractor is unsure

whether wood chips from a particular tree can be used, consult with the project Arborist.

3.6 REGRADING

- A. Lowering Grade within Protection Area: Where new finish grade is indicated below existing grade around trees, slope grade away from trees as recommended by arborist unless otherwise indicated.
 - 1. Root Pruning: Prune tree roots exposed by lowering the grade. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots as required for root pruning.
 - 2. If lowering grade will result in main root disturbance, consult with Arborist prior to cutting roots. In areas where paving will be installed over existing roots, there is an option to grind down roots and cover with permanent or semi-permanent material to slow upward growth and future obstruction to newly installed surfaces. Consult with Arborist.
- B. Minor Fill within Protection Area: Where existing grade is 2 inches or less below elevation of finish grade, fill with topsoil. Place topsoil in a single uncompacted layer and hand grade to required finish elevations. Do not bury root flare of trees to be preserved.

3.7 FIELD QUALITY CONTROL

- A. Inspections: Engage a qualified arborist to direct plant-protection measures in the vicinity of trees, shrubs, and other vegetation indicated to remain and to prepare inspection reports.

3.8 REPAIR, REPLACEMENT, AND REMOVAL

- A. General: Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by the Arborist.
 - 1. Submit details of proposed root cutting and tree and shrub repairs.
 - 2. Have certified arborist perform the root cutting, branch pruning, and damage repair of trees and shrubs.
 - 3. Treat damaged trunks, limbs, and roots according to Arborist's written instructions.
 - 4. Perform repairs within 72 hours.
 - 5. Replace vegetation that cannot be repaired and restored to full-growth status, as determined by Arborist.
- B. Trees to be Removed: Remove trees indicated to be removed on drawings.
 - 1. Prior to removal or clearing of vegetation, arrange an on-site meeting with the Arborist to review trees to be removed.

2. Location of tree protection fencing may be temporarily adjusted to facilitate removal of dead trees where required. Adjustments to fencing shall be made in consultation with an Arborist on site.
3. Do not swing backhoes or cranes into tree canopies of trees to remain.
4. Do not drive or park machinery or vehicles in the tree protection areas.
5. In areas adjacent to tree protection, removed trees should be cut to grade and the stumps should be ground in place as to not damage entangled roots from adjacent protected trees. See tree protection drawings for locations.

3.9 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Disposal: Remove excess excavated material, displaced trees, trash and debris, and legally dispose of them off Owner's property."

Please let us know if we can be of any further assistance or if you have any additional questions. Our goal is to satisfy our clients and help them to better care for their trees in the most effective way possible. We look forward to working with you toward that goal!

Sincerely,

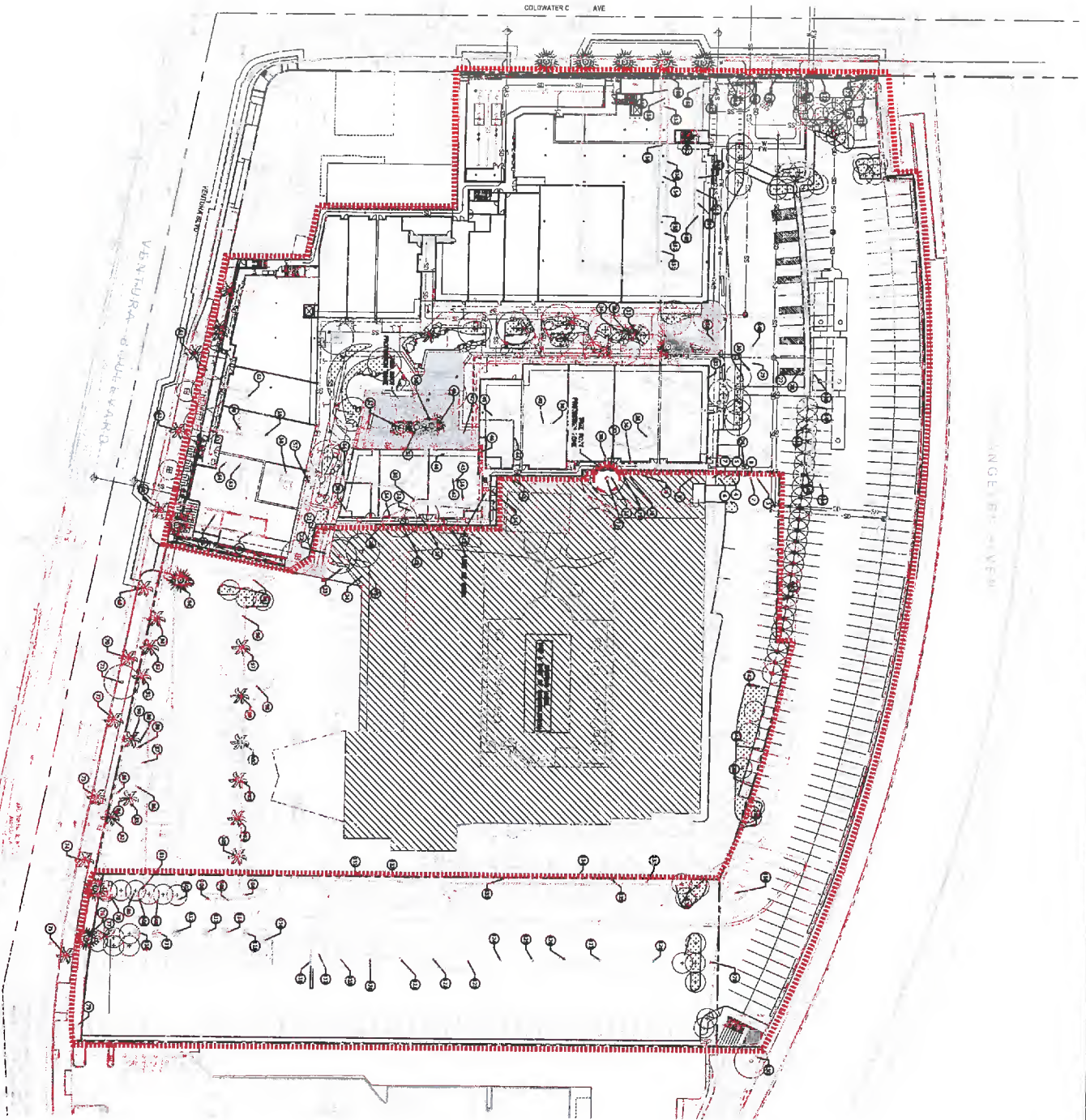


Jan C. Scow
ASCA Registered Consulting Arborist #382
Board Certified Master Arborist #WE-1972B



Tree Inventory Plan

PROJECT: 17180271 Sportsman's Lodge VENTURA BLVD. STUDIO CITY, CA 91604
 DATE: 01/11/2017
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 SCALE: 1"=40'



LEGEND
 --- EXISTING
 --- PROPOSED
 --- PLANTING LINE

Sportsman's LODGE
 17200 VENTURA BLVD. STUDIO CITY, CA 91604
 (818) 357-9400

CLIENT
 Midwood

ARCHITECT
 Gensler

200 S. Figueroa St., Los Angeles, CA 90071
 (213) 377-9400

kpff
 KPMG PRACTICE
 200 S. Figueroa St., Los Angeles, CA 90071
 (213) 377-9400

DATE
 01/11/2017

NO.	DESCRIPTION
1	EXISTING LANDSCAPE
2	PROPOSED LANDSCAPE
3	PROPOSED PLANTING
4	PROPOSED PLANTING
5	PROPOSED PLANTING
6	PROPOSED PLANTING
7	PROPOSED PLANTING
8	PROPOSED PLANTING
9	PROPOSED PLANTING
10	PROPOSED PLANTING

PROJECT
 SPORTSMAN'S LODGE
 17200 VENTURA BLVD. STUDIO CITY, CA 91604
 (818) 357-9400

EXHIBIT 1

01/11/2017

EVENTS CENTER PARCELS

TREE INVENTORY

Tree #	Species	DSH (inches)*	~Ht**	~Spread***	Health	Structure	Disposition
14	<i>Prunus caroliniana</i>	10.5@3'	25	6r	fair	poor	remove
15	<i>Prunus caroliniana</i>	10.5@3'	20	6r	fair	poor	remove
16	<i>Viburnum sp.</i>	8@3'	18	6r	fair	good	remove
17	<i>Quercus ilex</i>	17@3'	45	15/18/12/6	fair	fair	remove
18	<i>Cinnamomum camphora</i>	14	50	25r	fair	fair	remove
19	<i>Cinnamomum camphora</i>	16	50	15r	fair	fair	remove
20	<i>Cinnamomum camphora</i>	12	40	20SW	fair	fair	remove (on boundary)
26	<i>Pinus roxburghii</i>	16.5	50	15r	good	fair	remove
27	<i>Eucalyptus sp.</i>	26	40	20r	poor	fair	remove
28	<i>Eucalyptus sp.</i>	14	25	10W	very poor	fair	remove
29	<i>Araucaria columnaris</i>	9.5	20	6r	good	good	remove
30	<i>Eucalyptus globulus</i>	36.5	60	18r	fair	fair	remove
31	<i>Eucalyptus globulus</i>	41@6"	50	30r	fair	very poor	remove
32	<i>Juniperus chinensis 'Torulosa'</i>	10	25	8r	good	good	remove
33	<i>Juniperus chinensis 'Torulosa'</i>	10	25	8r	good	good	remove
34	<i>Juniperus chinensis 'Torulosa'</i>	7	20	8r	good	poor	remove
35	<i>Cedrus deodara</i>	12	18	18NW	good	fair	remove
36	<i>Cypress sp.</i>	10	30	6r	poor	fair	remove
37	<i>Cypress sp.</i>	9	30	6r	poor	fair	remove
38	<i>Eucalyptus rudis</i>	22	40	25SW	fair	poor	remove
39	<i>Casuarina sp</i>	28	55	20r	good	fair	remove
40	<i>Casuarina sp</i>	17.5	40	21r	good	fair	remove
41	<i>Pinus canariensis</i>	33	55	20r	good	poor	remove (on boundary)
42	<i>Washingtonia robusta</i>	12	22	12r	good	good	remove
43	<i>Eucalyptus rudis</i>	10	25	20r	poor	poor	remove
44	<i>Agonis flexuosa</i>	9.5	28	12r	fair	fair	remove
45	<i>Agonis flexuosa</i>	9	25	10r	fair	fair	remove
46	<i>Juniperus chinensis 'Torulosa'</i>	15.5@4'	22	21N	fair	good	remove
47	<i>Sequoia sempervirens</i>	20	45	12r	fair	good	remove
48	<i>Juniperus chinensis 'Torulosa'</i>	11,14.5	25	18r	fair	good	remove
49	<i>Sequoia sempervirens</i>	25.5	55	18r	fair	good	protect in place
50	<i>Sequoia sempervirens</i>	16	50	12r	fair	poor	protect in place
51	<i>Sequoia sempervirens</i>	18	55	12r	fair	fair	protect in place
52	<i>Sequoia sempervirens</i>	46.5	70	18r	fair	fair	protect in place
53	<i>Ulmus parvifolia</i>	16.5	45	20r	fair	good	remove
54	<i>Ulmus parvifolia</i>	17	60	20r	fair	fair	remove
55	<i>Ulmus parvifolia</i>	20	40	20r	fair	fair	remove
56	<i>Eucalyptus rudis</i>	23.5	45	20r	poor	poor	remove
57	<i>Eucalyptus globulus</i>	34	80+	30r	fair	fair	remove
58	<i>Eucalyptus globulus</i>	47.5	80+	40r	fair	fair	remove
59	<i>Pinus torreyana</i>	17	50	12r	good	very good	relocate
60	<i>Washingtonia robusta</i>	15.5,15,14	50	12r	good	good	relocate
61	<i>Washingtonia robusta</i>	17.5,17.5	60	12r	good	good	relocate
62	<i>Cedrus deodara</i>	19	40	20r	good	good	relocate
63	<i>Ficus benjamina</i>	8,8,6@3'	28	12r	good	good	remove
64	<i>Cedrus deodara</i>	16.5	45	22r	good	good	relocate
65	<i>Cedrus deodara</i>	18	40	15r	good	fair	relocate
66	<i>Cedrus deodara</i>	16.5	40	18r	good	good	relocate
67	<i>Washingtonia robusta</i>	15	~75	12r	good	fair	protect in place (street)
68	<i>Washingtonia robusta</i>	18	~75	12r	good	fair	protect in place (street)
74	<i>Washingtonia robusta</i>	19	~75	12r	good	fair	protect in place (street)
75	<i>Washingtonia robusta</i>	17.5	~75	12r	good	fair	protect in place (street)
76	<i>Phoenix roebelenii</i>	6,6,6	12	5r	good	good	remove
77	<i>Pinus halepensis</i>	23	25	18r	good	fair	remove
78	<i>Pinus halepensis</i>	41.5	80	30r	good	fair	remove
79	<i>Washingtonia robusta</i>	17,17,17	28	10r	good	fair	protect in place
80	<i>Phoenix roebelenii</i>	6,6,6	8	5r	good	good	remove
81	<i>Phoenix roebelenii</i>	6,6	8	4r	good	good	remove
104	<i>Ficus microcarpa</i>	21.5	35	18r	good	poor	protect in place
105	<i>Syagrus romanzoffianum</i>	8.5	12	6r	good	fair	remove
106	<i>Syagrus romanzoffianum</i>	10@4'	12	6r	good	good	remove
107	<i>Syagrus romanzoffianum</i>	12	15	6r	good	good	remove
108	<i>Syagrus romanzoffianum</i>	10	15	6r	good	good	remove
109	<i>Syagrus romanzoffianum</i>	10	12	6r	good	good	remove

**EVENTS CENTER PARCELS
TREE INVENTORY**

<u>Tree #</u>	<u>Species</u>	<u>DSH (inches)*</u>	<u>~Ht**</u>	<u>~Spread***</u>	<u>Health</u>	<u>Structure</u>	<u>Disposition</u>
110	<i>Syagrus romanzoffianum</i>	11	15	6r	good	good	remove
111	<i>Syagrus romanzoffianum</i>	10.5	12	6r	good	good	remove
112	<i>Syagrus romanzoffianum</i>	12	13	6r	good	good	remove
113	<i>Syagrus romanzoffianum</i>	12	12	6r	good	good	remove
114	<i>Syagrus romanzoffianum</i>	10	12	6r	good	good	remove
115	<i>Syagrus romanzoffianum</i>	11	13	6r	good	good	remove
116	<i>Syagrus romanzoffianum</i>	11	10	6r	good	good	remove
117	<i>Chamaerops humilis</i>	7.5,6,6,5,4	20	6r	good	good	relocate
118	<i>Ficus microcarpa</i>	24.5@3'	60	25r	good	fair	remove
119	<i>Ficus microcarpa</i>	20	60	12r	good	fair	protect in place
120	<i>Ficus microcarpa</i>	21@3'	60	12r	fair	fair	protect in place
121	<i>Ficus microcarpa</i>	22@3'	60	12r	fair	fair	protect in place
122	<i>Ficus microcarpa</i>	21@3'	60	12r	fair	fair	protect in place
123	<i>Ficus microcarpa</i>	22.5@3'	60	12r	fair	fair	protect in place
124	<i>Ficus microcarpa</i>	23@3'	60	12r	fair	fair	protect in place
125	<i>Ficus microcarpa</i>	24@3'	60	12r	good	fair	protect in place
126	<i>Ficus microcarpa</i>	24@3'	60	12r	good	fair	protect in place
127	<i>Ficus microcarpa</i>	24	60	12r	good	fair	protect in place
128	<i>Ficus microcarpa</i>	26@2.5	60	12r	good	fair	protect in place
129	<i>Ficus microcarpa</i>	27@2.5'	60	25r	good	fair	remove
131	<i>Ulmus parvifolia</i>	18	55	20r	good	fair	protect in place on boundary
132	<i>Ulmus parvifolia</i>	17	50	20r	good	fair	protect in place on boundary
133	<i>Ulmus parvifolia</i>	19@3'	50	20r	good	fair	protect in place on boundary
134	<i>Ulmus parvifolia</i>	18@3'	55	20r	good	fair	protect in place on boundary
135	<i>Ulmus parvifolia</i>	15	30	15r	good	very poor	protect in place on boundary
136	<i>Ulmus parvifolia</i>	17	45	20r	good	fair	protect in place on boundary
137	<i>Magnolia grandiflora</i>	9.5,5,5	35	12r	good	fair	relocate
138	<i>Ulmus parvifolia</i>	16.5	45	20r	fair	fair	remove
139	<i>Ulmus parvifolia</i>	16.5	50	20r	good	fair	remove
140	<i>Ulmus parvifolia</i>	~16	55	20r	good	fair	remove
143	<i>Ulmus parvifolia</i>	16	50	15r	fair	poor	remove
144	<i>Pinus canariensis</i>	36	90	20r	good	fair	remove
145	<i>Ficus benjamina</i>	12,9.5	35	9r	good	good	remove
146	<i>Ficus benjamina</i>	19@6"	40	10r	good	good	remove
147	<i>Eucalyptus globulus</i>	53	60	20r	poor	very poor	remove
148	<i>Ficus benjamina</i>	17@6"	40	20r	fair	fair	remove
149	<i>Eucalyptus globulus</i>	38	70	20r	good	fair	remove
150	<i>Eucalyptus globulus</i>	49	80	25r	fair	fair	remove
151	<i>Syagrus romanzoffianum</i>	14	30	6r	good	good	remove
152	<i>Syagrus romanzoffianum</i>	12	12	6r	good	fair	remove
153	<i>Syagrus romanzoffianum</i>	14	30	6r	good	good	remove
154	<i>Syagrus romanzoffianum</i>	12	30	6r	good	good	remove
155	<i>Syagrus romanzoffianum</i>	12.5	28	6r	good	good	remove
156	<i>Syagrus romanzoffianum</i>	13.5	20	6r	good	good	remove
157	<i>Syagrus romanzoffianum</i>	14	30	6r	good	poor	remove
158	<i>Washingtonia robusta</i>	20	35	6r	good	good	relocate
159	<i>Washingtonia robusta</i>	20	30	6r	good	good	relocate
160	<i>Syagrus romanzoffianum</i>	14.5	20	6r	good	good	remove
161	<i>Syagrus romanzoffianum</i>	15	15	6r	good	good	remove
162	<i>Syagrus romanzoffianum</i>	17	20	6r	good	fair	remove
163	<i>Syagrus romanzoffianum</i>	11	25	6r	good	fair	remove
164	<i>Syagrus romanzoffianum</i>	14	20	6r	good	good	remove
165	<i>Syagrus romanzoffianum</i>	14	22	6r	good	good	remove
166	<i>Syagrus romanzoffianum</i>	13	20	6r	good	good	remove
167	<i>Syagrus romanzoffianum</i>	11	30	6r	good	good	remove
168	<i>Syagrus romanzoffianum</i>	13	15	6r	good	good	remove
169	<i>Syagrus romanzoffianum</i>	9.5	20	6r	good	good	remove
170	<i>Syagrus romanzoffianum</i>	10	14	6r	good	good	remove
171	<i>Syagrus romanzoffianum</i>	12	12	6r	good	good	remove
172	<i>Syagrus romanzoffianum</i>	11	15	6r	good	good	remove
173	<i>Syagrus romanzoffianum</i>	11	20	6r	good	good	remove
174	<i>Syagrus romanzoffianum</i>	15	20	6r	good	good	remove
175	<i>Syagrus romanzoffianum</i>	12	25	6r	good	good	remove